THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23956

Bill Garrett Davidson County
Batch# 20144 DEEDWARR
11/01/2017 12:56:10 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20171101-0112048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **135,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-20

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Martin and Christine Martin	NEW OWNER	
3056 Stone Bridge Road		15010026200
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Suzanne D. Brower and Sheila Marie, both unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wayne Martin and wife, Christine Martin,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of 1st Revision to Stonebridge of record in Plat Book 9700, Page 244, and revision of Plat of record in Instrument No. 20060323-0033143 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suzanne D. Brower, both unmarried Sheila Marie by Warranty deed from Samuel E. Branch and wife, Paula Branch of record in Instrument No. 20041001-0118499 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on October 01, 2004. Further being the same property conveyed to Suzanne D. Brower and Sheila Marie, joint tenants with rights of survivorship by Quitclaim deed from Suzanne D. Brower and Sheila Marie of record in Instrument No. 20090819-0077937 Register's Office for Davidson County, Tennessee, dated August 03, 2009 and recorded on August 19, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3056 Stone Bridge Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of October, 2017.

Suzanne D. Waters by Gary Waters attorney-in-fact
Suzanne D. Brower by Gary Waters, Attorney-in-Fact

Sheila Marie by Gary Waters attorney-in-fact
Sheila Marie by Gary Waters, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Gary Waters,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Suzanne D. Brower and Sheila Marie** and who acknowledged that he executed the same as the free act and deed of **Suzanne D. Brower and Sheila Marie.**

Witness my hand and official seal this the 30th day of October, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN